

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 5

November 10, 1993

**STAFF REPORT
(Preliminary Plat)**

CASE NUMBER: S/D 93-69 ABERDEAN ADDITION

OWNER/APPLICANT: Jay Russell Construction, 455 North Maize Road,
Wichita, KS 67212

SURVEYOR/ENGINEER: Yung Design Group, 4912 East 29th Street North,
Wichita, KS 67220

LOCATION: Northeast corner of 119th Street West and 21st Street
North

SITE SIZE: 75.0 Acres

NUMBER OF LOTS

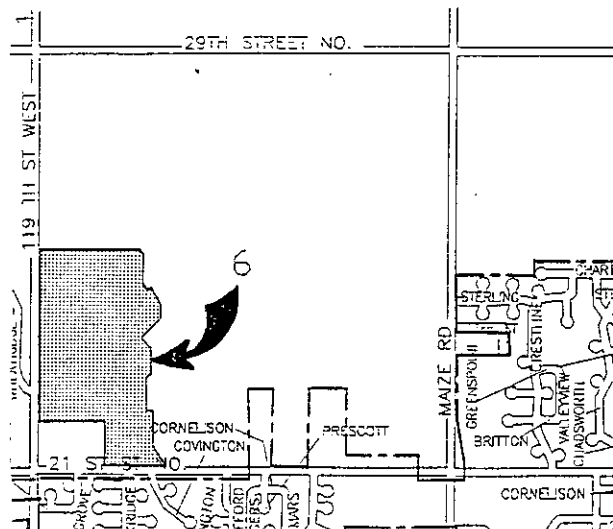
Residential:	183
Office:	
Commercial:	
Industrial:	
Total:	<u>183</u>

MINIMUM LOT AREA: 8,000 sq. ft.

CURRENT ZONING: "R-1" County Rural Residential

PROPOSED ZONING: "AA" City One-Family Dwelling (upon annexation)

VICINITY MAP:



STAFF COMMENTS:

NOTE: This preliminary plat represents only a portion of a larger sketch plat submitted for most of the western half of the section in which this plat is located. The overall sketch plat covers approximately 240 acres, while this preliminary is involving 75 acres. This site is presently in the County and annexation to Wichita will be necessary in order to plat the lot sizes being indicated.

In regard to the Comprehensive Plan, this portion of the overall sketch plat is within the "low density residential" designation. With 183 lots being platted over 75 acres, the proposed residential density of this portion of the plat is well within the density noted in the Comprehensive Plan. However, north of this preliminary plat, the Comprehensive Plan indicates suburban development with lot minimums of 1-acre should occur. The sketch plat, though, is indicating lot sizes the same as now being platted, that is, lots typically of from 8,000 to 12,000 square feet. Consequently, any future platting in this "suburban" area will need an adjustment to be made in the Comprehensive Plan.

- A. Prior to this plat being scheduled for City Council review, the applicant shall have requested and have completed the annexation of this area into Wichita. This annexation is necessary in order to allow the platting of lots to sizes indicated in this plat. This plat shall be subject to any requirements of the annexation.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee construction of the storm sewers required by this plat.
- F. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall also provide for the provision of sidewalks along one side of Parkridge, Britton, and Covington. While the applicant may install additional portions of sidewalk such as within Reserves B & C, these will not

- be accepted as substitutes for the sections indicated along the streets noted above. The amount of traffic and likely speeds along Parkridge require for safety that a sidewalk be installed along this street's full length. The other two sidewalk segments will serve as connectors to other sidewalk systems.
- G. The applicant shall guarantee the paving of 119th Street West from 21st Street North to the north line of this Addition. This paving shall be to a standard determined appropriate by City Engineering. It should be noted that the area adjacent to the intersection of 119th and 21st Streets is under the same ownership and is anticipated to be platted in the near future for commercial development and will likely also use, as this plat is, 119th Street for access to and from the site. Also, it should be noted that the property west of 119th Street West is in the county and therefore at this time cannot be brought into a petition for such an improvement.
- H. Traffic Engineering should be prepared to discuss any traffic improvements, particularly for 21st Street, that should be required for this development but also in regard to the area's overall planned development. That is, while this plat shows 183 lots, the overall sketch is indicating 604 residential lots with two entrances from 21st Street, one entrance from 119th Street, and one entrance off of 29th Street North. Further, as indicated previously a major, 8-acre commercial development is being planned at the 21st and 119th Street intersection.
- I. The applicant shall guarantee temporary culs-de-sac for the termination of Parkridge and Covington (adjacent to Block 5) at the eastern line of this plat. Unless approved otherwise by City Engineering, these culs-de-sac should be provided off-site rather than within this plat's perimeter.
- J. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- K. On the final plat complete access control shall be indicated to 21st Street North and 119th Street West from all abutting lots and Reserves (Reserve B).
- L. City Engineering needs to verify if the amount of right-of-way being indicated for 21st Street North is adequate. Right-of-way requirements for 21st Street North have typically exceeded the standard 50-feet of half street right-of-way.
- M. As indicated on the plat, off-site utility easements are to be provided. These

easements need to be created by separate instrument. Such easements should first be submitted to Engineering for review and approval, then to Planning for recording with the plat.

- N. The final plat shall state in the plattor's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- O. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- P. If any reserves are being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- Q. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- R. On the final plat, as is indicated by the overall sketch plat, Covington between Reserves B & C, shall be indicated as having 64-feet of right-of-way.
- S. On the final plat tracing, it shall be noted in the plattor's text that utilities may cross the wall easements.
- T. Although Lot 1, Block 3 is shown as having a width of 80-feet, this lot only scales to a width of approximately 65-feet. With the western 25 feet of this lot encumbered by wall and utility easements and a 6-foot sideyard along the east line, a buildable width of only 34-foot appears to be available. It is not likely that a home typical for this development or typical of present day designs could be adequately placed on a lot such as this. The final plat should either eliminate one lot along this street segment or reconfigure lot widths so as to provide an adequate width for this lot.

- U. The Fire Department representative should be prepared to discuss the use of street names for this addition. In particular, Ayesbury and Clearmeadow would appear to be more appropriately designated as Parkridge culs-de-sac (Courts). Ayesbury especially does not appear to be an existing street in any adjoining or nearby addition and consequently would be a street with very limited recognition. While Clearmeadow has been used for streets east of this site, it is not a continuous type street, that crosses this addition and terminates in a cul-de-sac in what could then make the street a Circle instead of a Court.

The use of Neville is also questionable since this would again be a limited street segment, not yet used in any other adjoining additions. But also, on the sketch plat, this name was being shown for a major collector street in the area east of this addition. That proposed street would, however, be more appropriately named Shefford, which is an existing name for a street immediately to the south of this site.

- V. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- W. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- X. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- Y. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- Z. The applicant is advised that various State and Federal requirements for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- AA. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- BB. The representative from City Engineering should be prepared to comment on

the status of the applicant's drainage concept. In particular, Engineering needs to indicate if based on this site's drainage concept, if Reserves B and C need to indicate drainage as an intended use. Also, Engineering needs to indicate if any information is available concerning possible high water table elevations in this area and consequently potential impacts on development. This site is just southwest of the Cadillac Lake area.

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO.

3

January 6, 1994

STAFF REPORT
(Final Plat, Preliminary Plat Approved 11/10/93)

CASE NUMBER: S/D 93-69 ABERDEAN ADDITION

OWNER/APPLICANT: Jay Russell Construction, P.O. Box 9007, Wichita, KS
67277-0007

SURVEYOR/ENGINEER: Yung Design Group, 4912 East 29th Street North,
Wichita, KS 67220
and
Kenny Hill, Poe and Associates, 434 North Oliver,
Wichita, KS 67208

LOCATION: Northeast corner of 119th Street West and 21st Street
North

SITE SIZE: 75.0 Acres

NUMBER OF LOTS

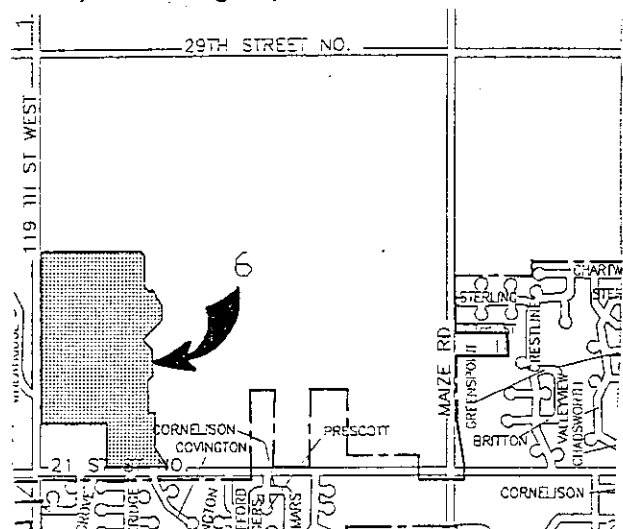
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- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted. This guarantee shall include the extension of a supply line, in 119th Street West adjacent to this site.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee construction of the storm sewers required by this plat.
- F. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall also provide for the provision of sidewalks along one

side of Parkridge, Britton, and Covington. While the applicant may install additional portions of sidewalk such as within Reserves B & C, these will not be accepted as substitutes for the sections indicated along the streets noted above. The amount of traffic and likely speeds along Parkridge require for safety that a sidewalk be installed along this street's full length. The other two sidewalk segments will serve as connectors to other sidewalk systems.

- G. The applicant shall submit a guarantee for the paving of 119th Street West from 21st Street North northward to this addition's entrance now being shown as Britton. A petition shall also be submitted for paving 119th Street West from Britton to the north line of this plat. This petition will be held for future development and if possible will be combined with other paving guarantees for 119th Street at this location.
- H. As requested by Traffic Engineering, a guarantee to be held for future use when 21st Street is improved shall be submitted for a decel lane for this site's entrance at Parkridge and 21st Street North.
- I. The applicant shall guarantee a temporary culs-de-sac for the termination of Parkridge and Covington (adjacent to Block 5) at the eastern line of this plat. Unless approved otherwise by City Engineering, these culs-de-sac should be provided off-site rather than within this plat's perimeter. Dedications for off-site culs-de-sac shall be submitted with the final plat tracing.
- J. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- K. If as indicated on the preliminary plat, off-site utility easements are to be provided. These easements need to be created by separate instrument. Such easements should first be submitted to Engineering for review and approval, then to Planning for recording with the plat.
- L. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities. This covenant shall also provide that the homeowners' association will be responsible for maintaining the parking strip or the area between the paved or driving surfaces of 21st and 119th Streets and this plat's west and south property lines.

- M. Since reserves are being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- N. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- O. According to the platting binder, a pipeline easement (right-of-way) appears to have been granted over all the area involved in this plat. This appears to also be a blanket easement or agreement. Prior to this plat being scheduled for City Council review, the applicant shall either obtain a release of this easement or provide proof that the easement has been confined.

If confined, any portion of this easement if on this plat shall be shown and the pipeline's name and recording information shown. This site shall also be subject to the standard pipeline requirements for a plat.

- P. Since Parkridge is shown as ending as a Circle (cul-de-sac) toward the north line of this plat, the segment of street between the Circle (starting at Lot 10, Block 1) and the east line of this plat cannot be considered to also be a segment of Parkridge. Based on the overall sketch plat, this segment appears to be part of an east-west street and should be labeled with an appropriate street name.

The representative from the City's Fire Department should be prepared to indicate an appropriate name for this east-west street or the segment of it as now being platted.

- Q. A 10-foot utility easement between Lots 46 & 47, Block 1 was requested by KG&E during preliminary plat review. Unless no longer required, the final plat tracing shall indicate this easement.
- R. The final plat tracing shall provide the following changes or additional information:
1. The reference to minimum building elevations shall note, both in the

plattor's text and on the face of the plat, the elevations in mean sea level (MSL) in addition to City Datum.

2. Easements and building setbacks shall also be appropriately labeled and identified on the face of the plat and not just referenced by a note. That is, without such labels it could be questionable if areas on certain lots or within Reserves include easements or setbacks and consequently such information needs to be explicitly shown.
 3. The wall easement along the west line of Block 5 shall be labeled.
 4. Parkridge's (or the street segment to be named) right-of-way (64-ft.) shall also be indicated toward the north end of this street, i.e., between Lots 1 of Blocks 1 & 2.
 5. Dashed lines should be used for the terminus of streets such as Covington and Parkridge (segment to be named) at this plat's east line. Solid lines are used to indicate private streets.
 6. Solid letters and numbers shall be used to indicate Blocks. The open print now used is difficult to see.
 7. Sheet number 2 shall be labeled as "sheet No. 2 of 2". Now one sheet is labeled Lot 2 while the other is shown as 1 of 1.
 8. The MAPC signature block shall indicate James D. Miner as chairman.
 9. The County Clerk's signature block shall indicate Susan E. Crockett-Spoon.
- S. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- T. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- U. The applicant is advised that various State and Federal requirements for the

control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.

- V. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- W. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- X. Recording of the plat within 30 days after approval by the City Council.
- Y. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan. Also, Engineering needs to indicate if the elevation(s) and means or wording for minimum building elevations is acceptable. Further, Engineering should indicate if there should be any requirements in regard to water table levels and building concerns.

Storm Water Permitting Program
Bureau of Water
Kansas Department of Health and Environment
Forbes Field, Bldg 740
Topeka, Kansas 66620-0001

Re: Storm water discharge permit for construction activities

To whom it may concern:

Enclosed are the EPA General Form #1 and a site map for a proposed residential subdivision which is described as follows.

1. The total area of the site is 72 acres.
2. No known pollutants will be discharged with the storm water other than sediment. This will be controlled during construction by bale type silt fences and by the construction of storm water detention ponds.
3. After construction the entire open area in this addition will be planted in grass. Storm sewers will have rip-rap placed at points of discharge to prevent erosion.
4. Our engineers estimate of the Rational Formula C factor for the area after development is 0.5. We estimate that 40% of the area will be impervious after completion of the addition. All fill material is to be provided from excavations from this site.
5. Storm water from this area will drain into the Cowskin Creek.

Please contact me if you need additional information.

Yours Truly,
J.W. Russell Construction Co., Inc.

Jay Russell, President

Please print or type in the unshaded areas only
 (fill-in areas are spaced for elite type, i.e., 12 characters/inch).

Form Approved OMB No 158-R0175

FORM 1	U.S. ENVIRONMENTAL PROTECTION AGENCY GENERAL INFORMATION <i>Consolidated Permits Program</i> <i>(Read the "General Instructions" before starting.)</i>	I. EPA I.D. NUMBER
GENERAL		F NOT REQUIRED

LABEL ITEMS

I. EPA I.D. NUMBER

III. FACILITY NAME

V. FACILITY MAILING ADDRESS

VI. FACILITY LOCATION

J.W. Russell Construction Co., Inc.
 P.O. Box 9007
 Wichita, Kansas 67277

GENERAL INSTRUCTIONS

If a preprinted label has been provided, affix it in the designated space. Review the information carefully; if any of it is incorrect, cross through it and enter the correct data in the appropriate fill-in area below. Also, if any of the preprinted data is absent (the area to the left of the label space lists the information that should appear), please provide it in the proper fill-in area(s) below. If the label is complete and correct, you need not complete items I, III, V, and VI (except VI-B which must be completed regardless). Complete all items if no label has been provided. Refer to the instructions for detailed item descriptions and for the legal authorizations under which this data is collected.

II. POLLUTANT CHARACTERISTICS

INSTRUCTIONS: Complete A through J to determine whether you need to submit any permit application forms to the EPA. If you answer "yes" to any questions, you must submit this form and the supplemental form listed in the parenthesis following the question. Mark "X" in the box in the third column if the supplemental form is attached. If you answer "no" to each question, you need not submit any of these forms. You may answer "no" if your activity is excluded from permit requirements; see Section C of the instructions. See also, Section D of the instructions for definitions of bold-faced terms.

SPECIFIC QUESTIONS	MARK 'X'			SPECIFIC QUESTIONS	MARK 'X'		
	YES	NO	FORM ATTACHED		YES	NO	FORM ATTACHED
A. Is this facility a publicly owned treatment works which results in a discharge to waters of the U.S.? (FORM 2A)		X		B. Does or will this facility (either existing or proposed) include a concentrated animal feeding operation or aquatic animal production facility which results in a discharge to waters of the U.S.? (FORM 2B)		X	
C. Is this a facility which currently results in discharges to waters of the U.S. other than those described in A or B above? (FORM 2C)				D. Is this a proposed facility (other than those described in A or B above) which will result in a discharge to waters of the U.S.? (FORM 2D)			
E. Does or will this facility treat, store, or dispose of hazardous wastes? (FORM 3)		X		F. Do you or will you inject at this facility industrial or municipal effluent below the lowermost stratum containing, within one quarter mile of the well bore, underground sources of drinking water? (FORM 4)		X	
G. Do you or will you inject at this facility any produced water or other fluids which are brought to the surface in connection with conventional oil or natural gas production, inject fluids used for enhanced recovery of oil or natural gas, or inject fluids for storage of liquid hydrocarbons? (FORM 4)		X		H. Do you or will you inject at this facility fluids for special processes such as mining of sulfur by the Frasch process, solution mining of minerals, in situ combustion of fossil fuel, or recovery of geothermal energy? (FORM 4)		X	
I. Is this facility a proposed stationary source which is one of the 28 industrial categories listed in the instructions and which will potentially emit 100 tons per year of any air pollutant regulated under the Clean Air Act and may affect or be located in an attainment area? (FORM 5)		X		J. Is this facility a proposed stationary source which is NOT one of the 28 industrial categories listed in the instructions and which will potentially emit 250 tons per year of any air pollutant regulated under the Clean Air Act and may affect or be located in an attainment area? (FORM 5)		X	

III. NAME OF FACILITY

ABERDEEN FIRST ADDITION

IV. FACILITY CONTACT

A. NAME & TITLE (last, first, & title)	B. PHONE (area code & no.)
RUSSELL JAY W	316 722 2417

V. FACILITY MAILING ADDRESS

A. STREET OR P.O. BOX			
P O BOX 9007			
B. CITY OR TOWN		C. STATE	D. ZIP CODE
WICHITA		KS	67212

VI. FACILITY LOCATION

A. STREET, ROUTE NO. OR OTHER SPECIFIC IDENTIFIER					
SEE ATTACHED MAP					
B. COUNTY NAME					
SEDGWICK					
C. CITY OR TOWN		D. STATE	E. ZIP CODE	F. COUNTY CODE (if known)	
WICHITA		KS			

CONTINUED FROM THE FRONT

VII. SIC CODES (4-digit, in order of priority)			
A. FIRST		B. SECOND	
7	(specify)	7	(specify)
C. THIRD		D. FOURTH	
7	(specify)	7	(specify)

VIII. OPERATOR INFORMATION			
A. NAME			B. Is the name listed in Item VIII.A also the owner's?
8			<input type="checkbox"/> YES <input type="checkbox"/> NO
C. STATUS OF OPERATOR (Enter the appropriate letter into the answer box. If "Other", specify.)		D. PHONE (Area Code & No.)	
F - FEDERAL	M - PUBLIC (other than federal or state)	9	
S - STATE	O - OTHER (specify)	A	
P - PRIVATE			
E. STREET OR P.O. BOX			
F. CITY OR TOWN		G. STATE	H. ZIP CODE
8			
IX. INDIAN LAND			Is the facility located on Indian lands?
			<input type="checkbox"/> YES <input type="checkbox"/> NO

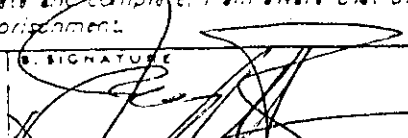
X. EXISTING ENVIRONMENTAL PERMITS			
A. NPDES (Discharges to Surface Waters)		D. PSD (Air Emissions from Proposed Sources)	
9	IN	9	PI
B. UIC (Underground Injection of Fluids)		E. OTHER (specify)	
9	U	(specify)	
C. RCRA (Hazardous Wastes)		E. OTHER (specify)	
9	R	(specify)	

XI. MAP

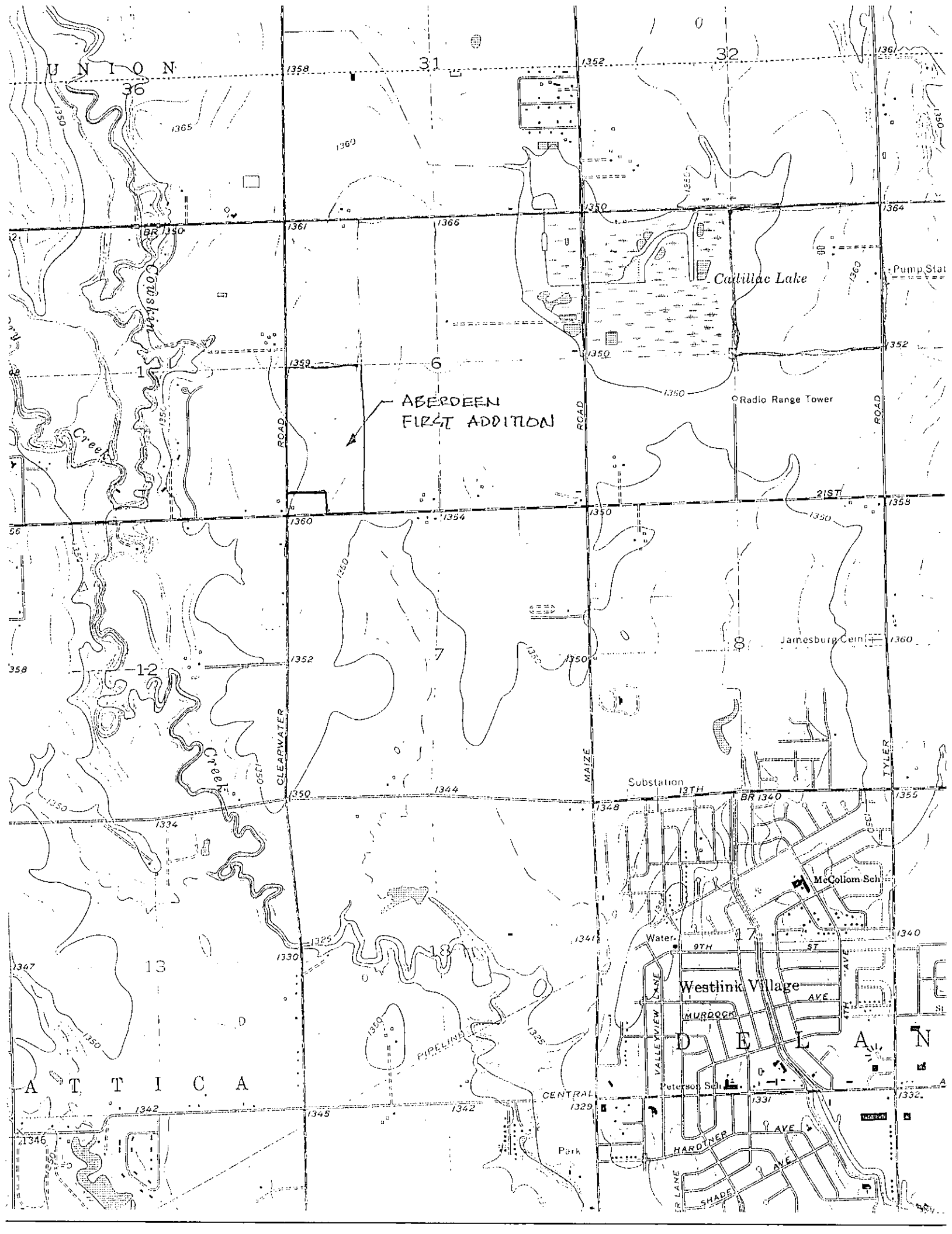
Attach to this application a topographic map of the area extending to at least one mile beyond property boundaries. The map must show the outline of the facility, the location of each of its existing and proposed intake and discharge structures, each of its hazardous waste treatment, storage, or disposal facilities, and each well where it injects fluids underground. Include all springs, rivers and other surface water bodies in the map area. See instructions for precise requirements.

XII. NATURE OF BUSINESS (provide a brief description)

CONSTRUCTION OF HOMES IN A PROPOSED RESIDENTIAL SUBDIVISION

XIII. CERTIFICATION (see instructions)		
I certify under penalty of law that I have personally examined and am familiar with the information submitted in this application and all attachments and that, based on my inquiry of those persons immediately responsible for obtaining the information contained in the application, I believe that the information is true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment.		
A. NAME & OFFICIAL TITLE (type or print)	B. SIGNATURE	C. DATE SIGNED
J.W. Russell		

COMMENTS FOR OFFICIAL USE ONLY	
8	
9	



ABERDEEN
FIRST ADDITION

Catillac Lake

Radio Range Tower

Jamesburg Cemf

Substation

McCollom Sch

Westlink Village

MURROCK AVE

HARDY AVE

Peterson Sch

SHADE AVE

CENTRAL

Park

UNION

ATTICA